

2008-015200 Klamath County, Oregon

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After recording return to: Tonda Adams 2250 Madrid Drive Sparks, NV 89436

Until a change is requested all tax statements shall be sent to the following address:
Tonda Adams
2250 Madrid Drive
Sparks, NV 89436

File No.: 7021-1290310 (DMC) Date: September 30, 2008

11/10/2008 11:38:33 AM	Fee: \$26.0

STATUTORY WARRANTY DEED

THIS SPAC

Tom Langmacher, Grantor, conveys and warrants to **Tonda Adams**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 6, BLOCK 8, TRACT 1091, LYNNEWOOD ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.

 Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$290,000.00. (Here comply with requirements of ORS 93.030)

APN: **R425463**

Statutory Warranty Deed - continued

File No.: **7021-1290310 (DMC)**Date: **09/30/2008**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this	5 day of Nove	mber	, 20 <u>08</u> .	
Tom Lang	Lyncle			
STATE OF	Washington))ss.		
County of	Clark)		
	ment was acknowledged be ingmacher.	efore me on this <u>C5</u>	_day of <u>Novem</u>	16er, 2008
gran d	CHELLATE TO TAKE TO THE TAKE T	Notary Public to		11/2012